



Nicholas Charles Crescent, Aylesbury HP18 0GU

welcome to

Nicholas Charles Crescent, Aylesbury

A welcoming entrance hall leads into an impressive open-plan living and dining area which, in our opinion, provides an excellent space for both everyday living and entertaining. Large windows and direct access to a private balcony allow plenty of natural light to flood the room while offering an attractive outlook and an ideal spot to relax outdoors. The living area flows seamlessly into a contemporary fitted kitchen, thoughtfully designed with a range of integrated appliances, creating a stylish and practical space for modern living.



Externally, the property benefits from secure gated access to an allocated parking space, together with a communal bicycle store, enhancing both convenience and practicality for residents. Viewing is highly recommended to fully appreciate the space, presentation, and lifestyle this attractive apartment has to offer.

Situated within the sought-after Berryfields development, the property enjoys what is, in our opinion, an excellent balance of countryside surroundings and modern convenience, with local amenities, transport links, and open green spaces all within easy reach.

Accommodation Comprises

Lounge/Dining Room

13' 6" x 10' 10" (4.11m x 3.30m)

Kitchen

9' 10" x 8' 1" (3.00m x 2.46m)

Bedroom One

8' 5" x 9' 11" +wardrobe (2.57m x 3.02m +wardrobe)

En-Suite

Bedroom Two

6' 6" x 11' 6" (1.98m x 3.51m)

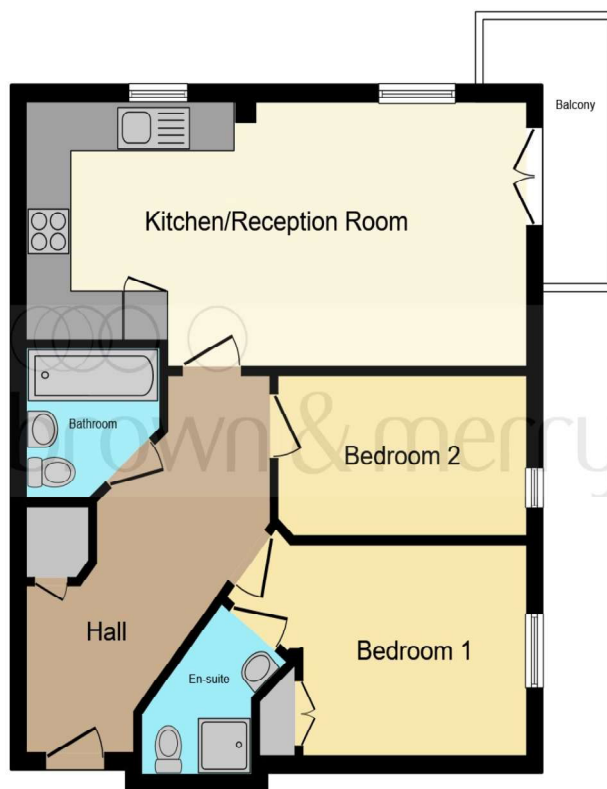
Bathroom

Outside

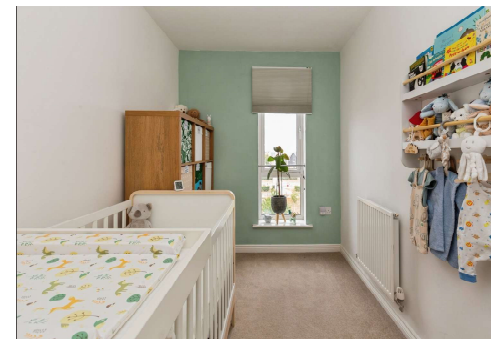
Allocated Parking

Agents Note

Property is subject to an estate management charge



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Nicholas Charles Crescent, Aylesbury

- TOP FLOOR APARTMENT
- EN-SUITE TO MASTER BEDROOM
- CLOSE TO AYLESBURY VALE PARKWAY (0.4 Miles)
- BALCONY WITH VIEWS
- POPULAR MODERN DEVELOPMENT OF BERRYFIELDS
- CLOSE TO LOCAL AMENITIES AND SCHOOL (0.4 Miles)

Tenure: Leasehold EPC Rating: C Council Tax Band: C Service Charge: 1496.98
Ground Rent: 373.91

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£195,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115140 - 0012

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